

# Government Real Estate **FOR SALE**

## Sealed-Bid Sale

**VACANT LAND**  
**Mexico City Avenue**  
**Kansas City, Missouri**



**Bid Opening May 12, 2010**  
**Sale No. GSA-R-1630**



US General Services Administration, Public Buildings Service  
Real Property Utilization and Disposal Division (7PZ)  
819 Taylor Street, Room 8A10, Fort Worth, TX 76102-6103  
817-978-4240/Joseph Potter

<https://propertydisposal.gsa.gov>  
[www.auctionrp.com](http://www.auctionrp.com)

### **IMPORTANT NOTICE**

- Bidders should read all pages and all sections of the Invitation for Bids (IFB) before making a bid.
- GSA is not responsible for the accuracy of any IFB that was not obtained directly from the United States Government.
- Bids for Real Property purchase will be received continuously, or as otherwise specified herein, at the GSA Real Property Utilization and Disposal Division in Fort Worth, Texas.
- Bids must be made on the bid forms contained in this IFB.
- All bids must include a bid deposit as described herein.
- The following information must appear in the lower left hand corner of the bid envelope:

SALE #	<b>GSA-R-1630</b>
SALE TYPE	Sealed-Bid Sale
BID OPENING DATE	<b>May 12, 2010</b>
BID OPENING TIME	<b>2:00 p.m. Central</b>
SALE OFFICE	7PZ

See the property on the internet at <https://propertydisposal.gsa.gov> and [www.auctionrp.com](http://www.auctionrp.com)

## SALE OF GOVERNMENT REAL PROPERTY

### INVITATION FOR BIDS

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**Approximately 0.034 acres of vacant land.**

Sealed Bids in duplicate, for the purchase of the Government-owned property described in the Schedule portion of this Invitation for Bids will be received until **May 12, 2010, 2:00 p.m.**

**Central Time**, at the General Services Administration, Real Property Utilization and Disposal Division (7PZ), 819 Taylor Street, Room 8A10, Fort Worth, Texas 76102-6103. As used herein "Government" shall mean the United States of America, acting by and through the Administrator of General Services.

#### **SUBMIT SEALED BIDS TO:**

**General Services Administration  
Real Property Utilization and Disposal Division (7PZ)  
ATTN: Joseph Potter  
819 Taylor Street, Room 8A10  
Fort Worth, Texas 76102-6103**

This Invitation for Bids is issued subject to, and bids submitted pursuant to this Invitation for Bids must be in compliance with and subject to, the provisions of this Invitation for Bids, including the Schedule portion; (1) the General Terms of Sale; (2) the Instructions to Bidders; and (3) the provisions of Bid Form and Acceptance, all of which are attached to this Invitation for Bids and by this reference made a part hereof.

#### **Location and Description**

The property offered is more or less triangular in shape and contains approximately 0.034 acres of vacant land. It is located adjacent to I-435 (I-29), north of the Kansas City International Airport at the intersection of Mexico City Avenue and NW 132<sup>nd</sup> Street in Kansas City, Platte County, Missouri.

#### **General Inquiries**

Information about the property can be obtained by calling Joseph Potter, Realty Specialist, General Services Administration, Real Property Utilization and Disposal Division (7PZ), at (817) 978-4240, by e-mailing [joseph.potter@gsa.gov](mailto:joseph.potter@gsa.gov) or by writing to General Services Administration, Office of Real Property Disposal (7PZ), 819 Taylor Street, Room 8A10, Fort Worth, Texas 76102.

## SCHEDULE

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### **1. LOCATION:**

A 0.034 acre, more or less, tract of land in the Southwest Quarter of Section 10, Township 52, Range 34, Kansas City, Platte County, Missouri.

### **2. THE OFFERING**

Legal Description:

A tract of land in the Southwest Quarter of Section 10, Township 52, Range 34, Kansas City, Platte County, Missouri; described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 10; thence North 89°09'11" East along the North line of said Southwest Quarter, a distance of 1106.85 feet to a point on the centerline of Mexico City Avenue, as now established; thence continuing along the last described course a distance of 181.75 feet; thence South 0°58'49" East and at right angles to the North line of said Southwest Quarter, a distance of 100.00 feet to a point on the South right-of-way line of North Access Road as now established, said point also being the POINT OF BEGINNING; thence South 34°41'28" West, a distance of 80.00 feet; thence South 61°47'22" West, a distance of 80.00 feet to a point on the East right-of-way line of said Mexico City Avenue; thence North 48°14'25" East along said Easterly right-of-way, a distance of 155.55 feet to the POINT OF BEGINNING, containing 0.0335 acres more or less.

3. This sale is made on the basis that the following described rights, titles and interests shall be reserved unto the United States of America and its assigns from and out of the hereinabove described property, and the final instrument of conveyance shall contain the following terms and provisions of reservation:

SAVE AND EXCEPT and there is hereby reserved unto the UNITED STATES OF AMERICA, and its assigns, all rights and interests which have been previously reserved to the UNITED STATES OF AMERICA in the Patent(s) which cover(s) the Property.

### **4. SPECIAL AND GENERAL EXCEPTIONS**

Any conveyance of the Property, described in Section I, above, is to be expressly made subject to the following matters to the extent and only to the extent the same are valid and subsisting and affect the Property:

- (A) All existing permits, servitudes and rights-of-way for public streets, roads and highways, alleys, ways, strips, gores, public utilities, electric power lines, electric transmission facilities, railroads, pipelines, ditches, conduits and canals on, over and across said land, whether or not of record.

- (B) All existing interests reserved to or outstanding in third parties in and to water rights, ditch and reservoir rights, as well as oil, gas, and/or minerals, whether or not of record.
- (C) All other existing interests reserved by any grantor(s) in chain of title unto said grantor(s), their respective successors and assigns, which affect any portion of the Property interest(s) hereinabove described, whether or not of record.
- (D) Any survey discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements which may affect the subject Property.
- (E) Existing ordinances or resolutions, special purpose district rules and regulations, and water conservancy district rules and regulations, filed of public record and affecting all or any portion of the subject Property.

This sale is expressly made subject to the following environmental notices, exceptions, restrictions, and covenants affecting the Property, which shall be included in the final instrument of conveyance substantially as set forth below:

#### **5. CERCLA NOTICES, COVENANTS, AND RESERVATIONS**

- (A) CERCLA Notice - Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.
- (B) CERCLA Covenant - Grantor hereby covenants and warrants that all remedial action necessary to protect human health and the environment has been taken before the date of delivery of this Quitclaim Deed. Grantor warrants that it shall take any additional response action found to be necessary after the date of this Quitclaim Deed regarding hazardous substances located on the Property on or prior to the date of this conveyance.
  - (1) This covenant shall not apply:
    - (a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; OR
    - (b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

(i.) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR

(ii.) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance;  
OR

(iii.) in the case of a hazardous substance(s) previously unknown by Grantor and Grantee as of the date of this conveyance but which is hereafter discovered by Grantee, its successor(s) or assign(s), or any party in possession and where after such discovery, Grantee, its successor(s) or assign(s), or any party in possession thereafter causes or exacerbates a release or threatened release of such hazardous substance(s).

(2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance; and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

(C) **Access Easement.** Grantor reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to the Grantor. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including

such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

- (D) **Non-Disturbance Clause.** Grantee covenants and agrees for itself, its successors and assigns and every successor in interest to the Property, or part thereof, not to disrupt and/or prevent the United States of America, its officers, employees, agents, contractors and subcontractors, and any other authorized party or entity from conducting any required Response, including, but not limited to any necessary investigation, survey, treatment, remedy, oversight activity, construction, upgrading, operating, maintaining and monitoring of any groundwater treatment facilities or groundwater monitoring network on the Property.

## **6. OTHER NOTICES, RESTRICTIONS, COVENANTS AND AGREEMENTS**

### **(A) FAA Clause**

Grantee covenants for itself, its heirs, successors and assigns and every successor in interest to the property herein described, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the FAA in accordance with Title 14, Code of Federal Regulations, Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

Grantee has inspected the described and conveyed property and has satisfied itself that the property is free of any hazardous substance or petroleum, or its derivatives, and pesticides, and Grantee, for itself and its successors and assigns, or any party-in-possession of the Property, or any part thereof, covenant and agree to indemnify, protect, defend, save and hold harmless the United States of America, and its employees, officers, representatives, attorneys and agents, from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, causes of action, damages, losses, cost and expenses (including without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with, and/or arising out of the discovery of any hazardous substance or petroleum or its derivatives, and pesticides which may have contaminated the hereinabove and conveyed property after the date of the delivery of this conveyance, including but not limited to, any environmental response action, corrective action, or removal, monitoring, investigation, sampling, or testing in connection therewith.)

**As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties**

# **GENERAL TERMS OF SALE**

(GOVERNMENT REAL AND RELATED PERSONAL PROPERTY)

## **1. TERM - "INVITATION FOR BIDS."**

The term "Invitation for Bids" as used herein refers to the foregoing Invitation for Bids, and its Schedule; the Instructions to Bidders; the General Terms of Sale set forth herein; and the provisions of the Special Terms of Sale, Bid Form, and Acceptance all as may be modified and supplemented by any addenda that may be issued prior to the time fixed in the Invitation for Bids for the opening of bids or conclusion of an auction.

## **2. DESCRIPTIONS IN INVITATION FOR BIDS**

The descriptions of the property set forth in the Invitation for Bids and any other information provided therein with respect to said property are based on information available to the GSA sales office and are believed to be correct, but any error or omission, including but not limited to the omission of any information available to the agency having custody over the property and/or any other federal agency, shall not constitute ground or reason for nonperformance of the contract of sale, or claim by purchaser for allowance, refund, or deduction from the purchase price.

## **3. INSPECTION**

Bidders are invited, urged, and cautioned to inspect the property to be sold prior to submitting a bid. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bid opening or auction.

## **4. CONDITION OF PROPERTY**

The property is offered for sale and will be sold "As Is" and "Where Is" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered after the bid opening or conclusion of an auction.

## **5. ZONING.**

Verification of the present zoning and determination of permitted uses thereunder, along with compliance of the property for present or proposed future use, shall be the responsibility of the bidder and the Government makes no representation in regard thereto. The Government does not guarantee that any zoning information is necessarily accurate or will remain unchanged. Any inaccuracies or changes in the zoning information shall not be cause for adjustment or rescission of any contract resulting from this Invitation for Bids or Sales Agreement.



## **6. CONTINUING OFFERS.**

Each bid received shall be deemed to be a continuing offer after the date of bid opening or conclusion of an auction for 60 calendar days, unless the bid is accepted or rejected by the Government before the expiration of the 60 calendar days. If the Government desires to accept any bid after the expiration of the 60 calendar days, the consent of the bidder shall be obtained prior to such expiration.

## **7. POSSESSION.**

- (A) The successful bidder agrees to assume possession of the property within 15 calendar days of a written request given by the Government after acceptance of his/her bid. Should the successful bidder fail to take actual possession within such period, bidder shall, nonetheless be charged with constructive possession commencing at 12:01 a.m., local time at the location of the property, on the 16th calendar day after such request by the Government. The word "possession" shall mean either actual physical possession or constructive possession.
- (B) Although by assuming possession under (A), above, the bidder incurs certain responsibilities and obligations under other conditions of this contract, such possession does not confer any right in the bidder either to make any alterations or improvements in or to the property or to use it for any purpose of his own without first obtaining the written approval of the Contracting Officer. Any such approval will be conditioned on the bidder paying to the Government for the privileges granted, for the period from the date of the approval to the date of conveyance, an amount equal to the interest for such interval of time on the unpaid balance of the purchase price. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.15" plus 1-1/2% rounded to the nearest one-eighth percent (1/8%) as of the date of bid acceptance.

## **8. TAXES.**

As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the successful bidder shall assume responsibility for all general and special real and personal property taxes which may have been or may be assessed on the property and to prorate sums paid, or due to be paid, by the Government in lieu of taxes.

## **9. RISK OF LOSS.**

As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the successful bidder shall assume responsibility for care and handling and all risks of loss or damage to the property and have all obligations and liabilities of ownership.

## **10. INSURANCE.**

- (A) In the event a bid to purchase for cash is accepted and possession of the property is assumed by the successful bidder prior to the date of conveyance, the successful bidder shall procure and maintain insurance at bidder's expense, effective for the period from the date of assumption of possession to date of conveyance, for the benefit of the Government in such kinds and amounts as may be required by the Government.
- (B) Fire, extended coverage, and vandalism and malicious mischief insurance shall be maintained on the real and personal property covered by the bid, and such other property insurance as required to protect the Government's interest, and shall be in such amounts which, after taking into account the coinsurance provision, if any, of the insurance policies, will protect the unpaid indebtedness. All property insurance policies furnished in connection with credit sales shall be written in the name of the bidder, but shall name General Services Administration, as loss payee under a Standard Mortgage Clause (non-contributing) for real property and as a loss payee for personal property.
- (C) Insurance required by the Government shall be in companies acceptable to the Government and shall include such terms and provisions as may be required to provide coverage satisfactory to the Government. The original insurance policies or binders of insurance for the required insurance shall be provided as of the date of closing of the sale and all insurance policies or binders shall include a thirty (30) calendar day notice of cancellation to GSA.
- (D) Information concerning insurance requirements will be furnished by the Real Property Disposal Division.

## **11. ANTITRUST LAWS.**

The contract made by acceptance of a bid by the Government may be transmitted to the Attorney General of the United States for his advice as to whether the sale would tend to create or maintain a situation inconsistent with the antitrust laws. The acceptance of any bid by the Government may be rescinded by the Government, in case unfavorable advice is received from the Attorney General, without liability on the part of the Government other than to return the earnest money deposit without interest.

## **12. REVOCATION OF BID AND DEFAULT.**

In the event of revocation of a bid after the opening of bids or conducting of an auction but prior to acceptance, or in the event of revocation of a bid after notice of acceptance, or in the event of any default by the successful bidder in the performance of the contract of sale created by such acceptance, or in the event of failure by the successful bidder to consummate the transaction, the deposit, together with any payments subsequently made on account, may be forfeited at the option of the Government, in which event the bidder shall be relieved from further liability, or without forfeiting the said deposit and payments, the Government may

avail itself of any legal or equitable rights which it may have under the bid or contract of sale.

13. **GOVERNMENT LIABILITY.**

If this Invitation for Bids is accepted by the Seller and: (1) Seller fails for any reason to perform its obligations as set forth herein; or (2) Title does not transfer or vest in the Purchaser for any reason although Purchaser is ready, willing, and able to close, Seller shall promptly refund to Purchaser all amounts of money Purchaser has paid without interest whereupon Seller shall have no further liability to Purchaser.

14. **TITLE EVIDENCE.**

Any title evidence which may be desired by the successful bidder will be procured by him at his sole cost and expense. The Government will, however, cooperate with the successful bidder or his authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved, as it may have available. It is understood that the Government will not be obligated to pay for any expense incurred in connection with title matters or survey of the property

15. **TITLE.**

If a bid for the purchase of the property is accepted, the Government's interest will be conveyed by a quitclaim deed or deed without warranty and/or, where appropriate, a bill of sale in conformity with local law and practice.

16. **TENDER OF PAYMENT AND DELIVERY OF INSTRUMENT OF CONVEYANCE.**

**The Government shall set a sale closing date, said date to be not later than 30 calendar days after acceptance of the bid.** On the closing date, the Government shall deliver to the successful bidder the instrument, or instruments, of conveyance. The Government reserves the right to extend the closing date for a reasonable amount of time for purposes of preparing necessary conveyance documents. In any event, if possession was assumed by the successful bidder prior to the date of conveyance, the successful bidder shall pay, in addition to the purchase money due, an amount determined in accordance with paragraph 7, above.

17. **DOCUMENTARY STAMPS AND COST OF RECORDING.**

The successful bidder shall pay all taxes and fees imposed on this transaction and shall obtain at bidder's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the successful bidder's expense.

**18. CONTRACT.**

The Invitation for Bids, and the bid when accepted by the Government, shall constitute an agreement for sale between the successful bidder and the Government. Such agreement shall constitute the whole contract to be succeeded only by the formal instruments of transfer, unless modified in writing and signed by both parties. No oral statements or representations made by, or for, or on behalf of either party shall be a part of such contract. Nor shall the contract, or any interest therein, be transferred or assigned by the successful bidder without consent of the Government, and any assignment transaction without such consent shall be void.

**19. OFFICIALS NOT TO BENEFIT.**

No member of or delegate to the Congress, or resident commissioner, shall be admitted to any share or part of the contract of sale or to any benefit that may arise therefrom, but this provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit.

## **INSTRUCTIONS TO BIDDERS – SEALED-BID SALE**

### **(GOVERNMENT REAL AND RELATED PERSONAL PROPERTY)**

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#### **1. BID FORM**

- (A) Bids must be submitted in duplicate on the Bid Form accompanying this Invitation for Bids, and all information and certifications called for thereon must be furnished. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected.
- (B) Bids shall be filled out legibly with all erasures, strikeovers, and corrections initialed by the person signing the bid and the bid must be manually signed.
- (C) Negligence on the part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid after it has been opened.
- (D) In submitting a bid, only return the Bid Form (in duplicate). Retain all other documents, including one copy of the Bid Form, for your record.

#### **2. BID ENVELOPES**

Envelopes containing bids must be sealed and addressed to the bid receiving office stated in this Invitation for Bids. The name and address of the bidder must be shown in the upper left corner of the bid envelope, and the Invitation number, the date and hour of bid opening and the phrase "Bid for Real Property", the sale number, sale type, bid opening date, bid opening time and sale office must be shown in the lower left corner of the envelope. No responsibility will attach to any officer of the Government for the premature opening of or failure to open a bid not properly addressed and identified.

#### **3. LATE BIDS, MODIFICATIONS OF BIDS, OR WITHDRAWAL OF BIDS**

- (A) Any bid received at the office designated in the solicitation after the exact time specified for receipt will not be considered unless it is resolved before award is made and either:
  - (1) It was sent by registered or certified mail not later than the fifth calendar day prior to the date specified for the receipt of bids (e.g., a bid submitted in response to a solicitation requiring receipt of bids by the 20th of the month must have been mailed by the 15th or earlier) ; or
  - (2) It was sent by mail (or telegram if authorized) and it is determined by the Government that the late receipt was due solely to mishandling by the Government after receipt at the Government installation.
- (B) Any modification or withdrawal of a bid is subject to the same conditions as in a, above. A bid may also be withdrawn in person by a bidder or his authorized representative, provided his identity is made known and he signs a receipt for the bid, but only if the withdrawal is made prior to the exact time set for receipt of bids.

(C) The only acceptable evidence to establish:

(3) The date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the US Postal Service postmark on the wrapper or on the original receipt from the US Postal Service. If neither postmark shows a legible date, the bid, modification, or withdrawal shall be deemed to have been mailed late. (The term "postmark" means a printed, stamped, or otherwise placed impression that is readily identifiable without further action as having been supplied and affixed on the date of mailing by employees of the US Postal Service.)

(4) The time of receipt at the Government installation is the time-date stamp of such installation on the bid wrapper or other documentary evidence of receipt maintained by the installation.

(D) Notwithstanding a and b of this provision, a late modification of an otherwise successful bid which makes its terms more favorable to the Government will be considered at any time it is received and may be accepted.

(E) Bidders using certified or registered mail are cautioned to obtain a receipt showing a legible, dated postmark and to retain such receipt against the chance that it will be required as evidence that a late bid was timely mailed.

#### 4. **BID EXECUTED ON BEHALF OF BIDDER**

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his Power of Attorney or other evidence of his authority to act on behalf of the bidder.

(A) Corporation. If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

(B) Partnership. If the bidder is a partnership, and all partners sign the bid, with a notation that they are all the partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

#### 5. **BIDS**

Each bid must be accompanied by the **total bid amount**. In the form of a certified check, cashier's check, or postal money order payable to the order of: "U.S General Services

Administration".. Failure to so provide such bid amount shall require rejection of the bid. Upon acceptance of a bid, the successful bidder's obligation to the Government will be satisfied. Bids which are rejected will be returned to bidders, without interest, usually within 2 weeks after rejection of the bids.

6. **ADDITIONAL INFORMATION**

The General Services Administration issuing office, at the address given in this Invitation for Bids, will, upon request provide additional copies of this Invitation for Bids, Bid and Acceptance, and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid submitted shall be deemed to have been made with full knowledge of all terms, conditions, and requirements contained in this Invitation for Bids.

7. **BIDS TO BE OPENED AT SPECIFIED TIME**

The Government will announce a date and time for the receipt of final bids on the sale web page. It shall be the duty of each bidder to see that the bid is delivered within the time and at the place prescribed. Bids (including modifications) received prior to the time notified will be securely kept unopened. No bid, modification, or withdrawal, received after the time notified will be considered except as provided under paragraph 3, above. At the time posted for the opening of bids, their contents will be made public by announcement for the information of bidders and others properly interested who may be present either in person or by representative.

8. **WAIVER OF INFORMALITIES OR IRREGULARITIES**

The Government may, at its election, waive any minor informality or irregularity in bids received.

9. **ACCEPTABLE BID**

A bid received from a responsible bidder whose bid, conforming to this Invitation for Bids, will be most advantageous to the Government, price and other factors considered, is an acceptable, bid. In the event two or more acceptable bids are received that are equal in all respects, the selection will be made by a drawing by lot limited to such equal bids.

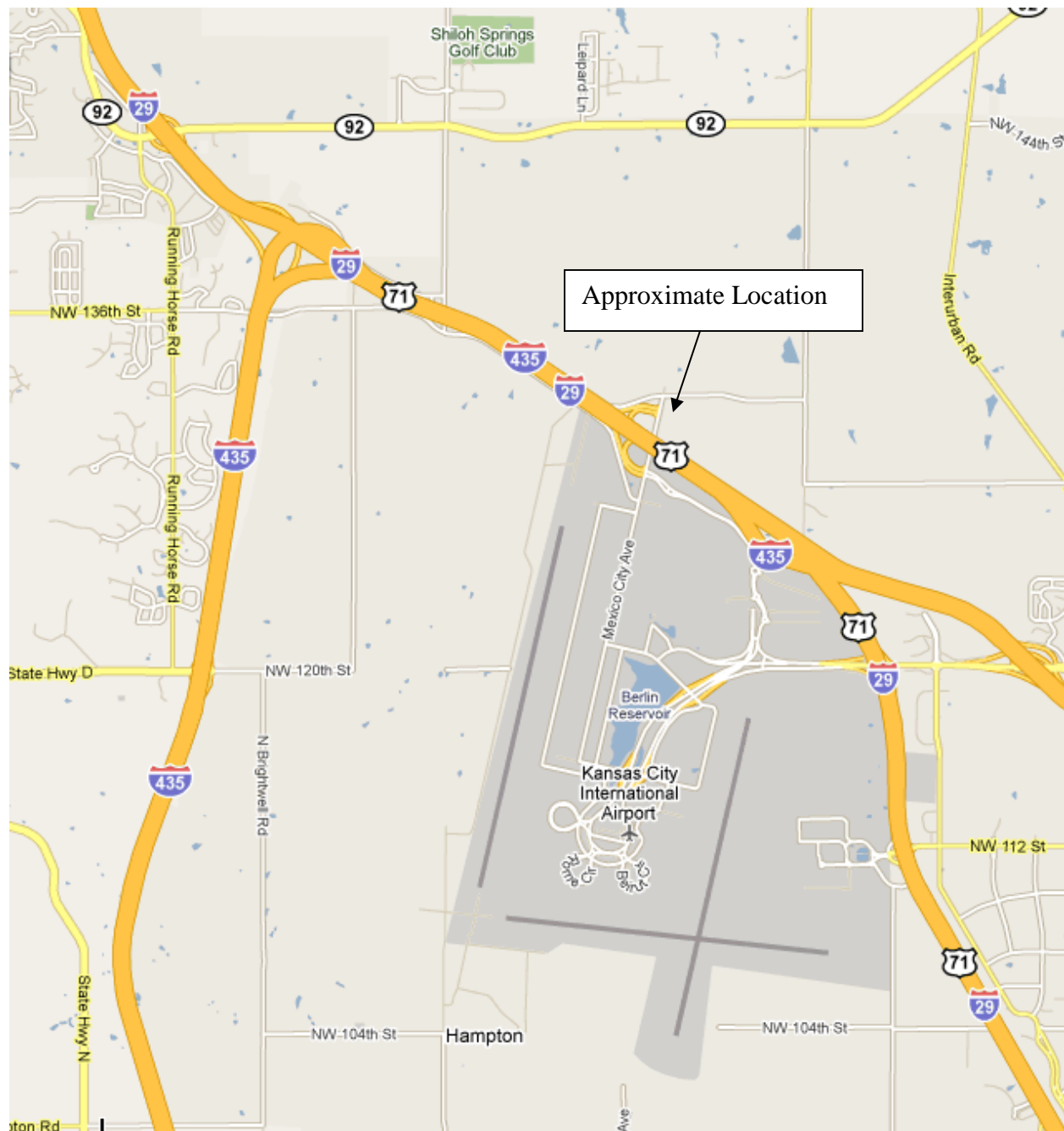
10. **NOTICE OF ACCEPTANCE OR REJECTION**

Notice by the Government of acceptance or rejection of a bid shall be deemed to have been sufficiently given when mailed to the bidder or his duly authorized representative at the address indicated in the bid. The Government's processing of a bid deposit shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof.

11. **UPDATES TO THE SALE**

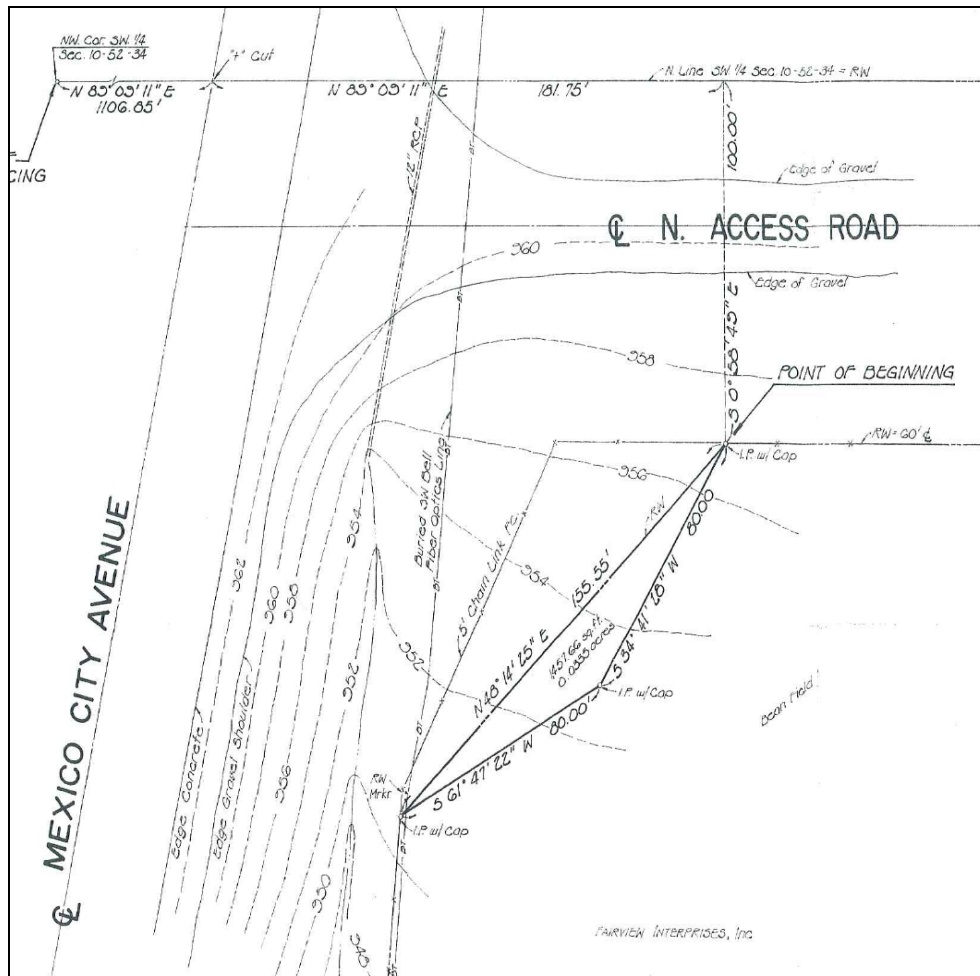
Bidder agrees that notices of changes to the sale are satisfactory when made available on the sale web page at <https://propertydisposal.gsa.gov>.

## LOCATION MAP





## SURVEY



**BID FORM**

FOR PURCHASE OF GOVERNMENT REAL PROPERTY

(To be executed and submitted in duplicate)

**0.034 acres of vacant land, more or less in Kansas City, Platte County, Missouri****Sale # GSA-R-1630**

The undersigned bidder(s) hereby offers and agrees, if this bid is accepted within sixty (60) calendar days after the date of bid receipt, to purchase the property described in the Schedule portion of this Invitation for the bid price entered below. This offer is subject to the provisions of the Invitation for Bids including the Schedule, the Instructions to Bidders; General Terms of Sale (Government Property for Removal from Site); the Bid Form and Acceptance and any amendments to all of the above, all of which are incorporated herein as part of this bid.

**Bid Item #1: FAA Mexico City Avenue Tract      Bid Amount \$ \_\_\_\_\_**

Bidder Represents that (s)he operates as (check the appropriate circle):

<input type="radio"/> an individual	<input type="radio"/> an individual doing business as:	<input type="radio"/> a partnership consisting of:	<input type="radio"/> a trustee acting for:	<input type="radio"/> a corporation, incorporated in the state of:
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(If bidding as a corporation, the Certificate of Corporate Bidder, on back, must be executed and submitted in accordance with the Instructions to Bidders, Paragraph 4a., of this Invitation for Bids.)

Name and address of bidder (type or print)

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number ( ) \_\_\_\_\_

Signature and Date

Signer's name and title (type or print)

**CERTIFICATE OF CORPORATE BIDDER**

To be completed by corporate official other than the person signing bid above

I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
(Secretary or other official title)

of the Corporation named as bidder herein; that \_\_\_\_\_

who signed this bid on behalf of the bidder, was then \_\_\_\_\_  
(Bidder's official title i.e. President)

of the said Corporation; that said bid was duly signed for and on behalf of said corporation by authority of its governing body and is within the scope of its corporate powers.

(SEAL)

\_\_\_\_\_  
Signature of Certifying Corporate Officer

\_\_\_\_\_  
DATE

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**ACCEPTANCE BY THE GOVERNMENT**

The foregoing bid for purchase of Government owned property known as the FAA Mexico City Avenue Tract, located in Kansas City, Platte County, Missouri, GSA Control Numbers 7-U-MO-687 is hereby accepted by and on behalf of the United States of America acting by and through the:

**Administrator of the U. S. General Services Administration**

on this \_\_\_\_\_ day of \_\_\_\_\_,

Signature of Contracting Officer: \_\_\_\_\_

Name and Title of Contracting Officer: \_\_\_\_\_

NOTICE TO PROSPECTIVE BIDDERS

The Real Property Disposal Division maintains a record of the name and address of all parties issued copies of this Invitation for Bids. If you are not the person who received this Invitation for Bids directly through the mail from the Government or through an official representative of the Government, it is to your benefit to advise the office issuing this Invitation of the address to which any addendum or supplement should be mailed. For this purpose, complete, detach and mail this form. Postage is required.

Please send any addenda, supplements, etc. that may be issued applicable to the IFB for sale number GSA-R-1630, property in Fort Worth, TX to:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

REALTY OFFICER: Joseph C. Potter

CASE NUMBER: 7-U-MO-678